

November 1, 2023

Twin Pines Investment Group LLC  
3733 Main Street  
Timnath, Colorado 80547

**Re: 4017 Kern Street Minor Subdivision Application (RZ-2021-0005)**

**Notice of Neighborhood Meeting**

You are invited to attend a neighborhood meeting and to make comments on a presentation of a Minor Subdivision application that has been filed with the Town of Timnath. This property is located one block East of Main Street, North of 4<sup>th</sup> Avenue, and South of 5<sup>th</sup> Avenue, within the 'Downtown Core' as established by the Town of Timnath's Comprehensive Plan.

The meeting will be held:

**Timnath Town Center Community Room 4750 Signal Tree Drive**

**Timnath, Colorado 80547 Monday November 20th, 2023 - 5:30 to 6:30pm**

**Property Owner:** Twin Pines Investment Group LLC  
3733 Main Street  
Timnath, Colorado 80547

**Property Address:** 4017 Kern Street  
Timnath, Colorado 80547

**Property Size:** 19,065 Sq Ft (.437 Acres)

**Current Zoning:** R-1 (Old Town Residential)

**Case #:** MS-2022-0002

**Project Description:** Twin Pines' Intention is to divide the large existing residential property and create a new vacant building lot of similar size and proportions to adjacent properties on the street. The new lot would be approximately 40' wide by 190' feet in depth for a total square footage of 7,600 which is equal to the lot directly south at 4021 Kern Street. In accordance with the R1 – Old Town Residential zoning district, the lot size will explicitly comply with all dimensional standards set forth including minimum lot area of 2,500 sq ft, minimum lot width of 25', minimum lot frontage of 25' and all applicable setback requirements. The existing home at 4017 Kern Street will continue to comply with the R1 – Old Town Residential dimensional standards as well. The intention of creating the vacant lot is to develop a new residence that is of equal size, quality, and character as the existing homes on the street and the Old Town neighborhood.

